

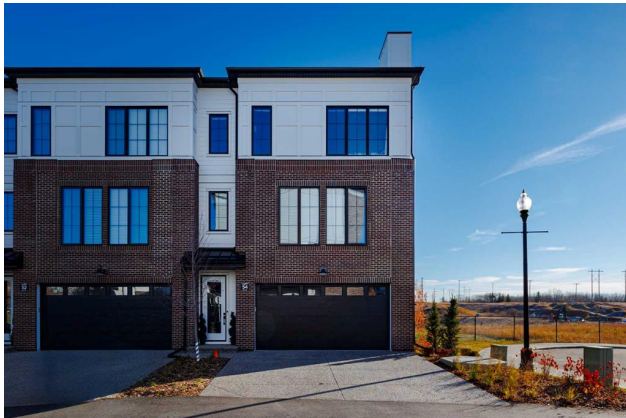


THE
A-TEAM

**RE/MAX
FIRST**

130 DISCOVERY Drive #54, Calgary T3H 6E9

MLS® #: **A2175773** Area: **Discovery Ridge** Listing Date: **10/31/24** List Price: **\$859,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **1,839 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,246**
 Low Sqft:
 Ttl Sqft: **2,246**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Brick,Composite Siding**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		2pc Bathroom	Second	
Dining Room	Second	10`6" x 12`0"	Kitchen	Second	14`6" x 17`2"
Living Room	Second	14`10" x 15`9"	Office	Second	10`6" x 6`1"
4pc Bathroom	Third		5pc Ensuite bath	Third	
Bedroom	Third	10`1" x 11`9"	Bedroom	Third	9`10" x 11`1"
Bedroom - Primary	Third	14`7" x 12`11"	Office	Lower	14`8" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$411

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2210688**

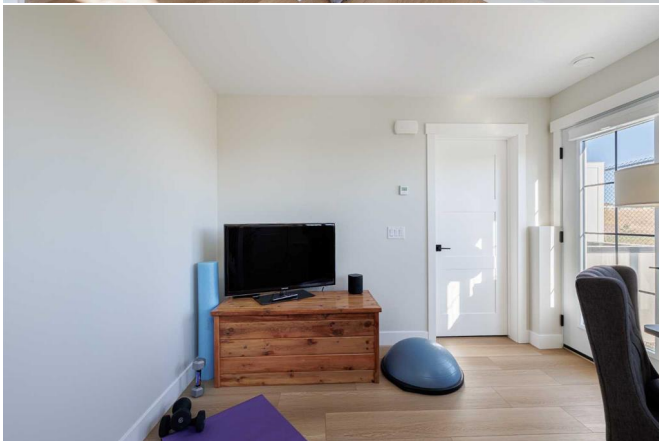
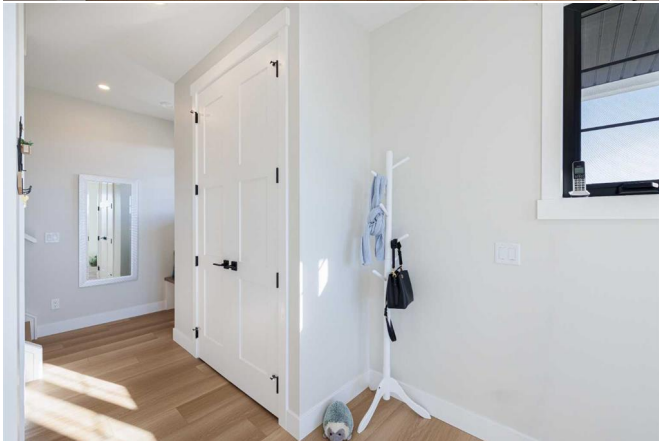
Remarks

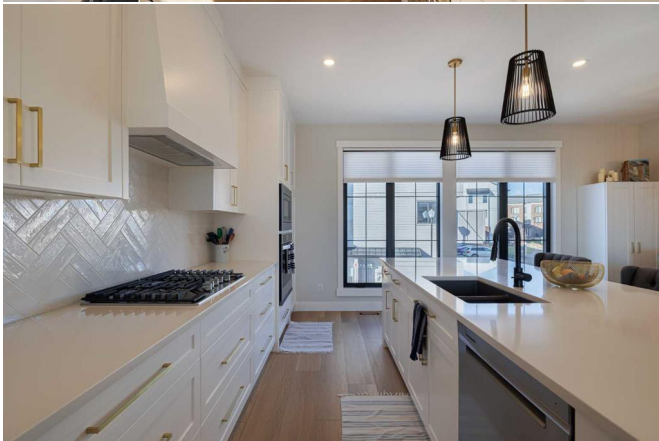
Pub Rmks: **Welcome to the Riley Collection! Imagine a luxurious three-bedroom townhouse nestled on the edge of a dense, picturesque forest. This architectural gem combines modern elegance with the calming influence of nature, creating an idyllic retreat that balances comfort, style, and serene surroundings. As you enter the home, you're greeted by a foyer filled with built in's, high ceilings, a unique flow through staircase and calming luxury vinyl plank floors that flow seamlessly throughout the majority of this home. The open-concept living space is designed for both relaxation and entertainment, with expansive windows that frame panoramic views of the lush forest landscape. Natural light floods the space, illuminating the plush furnishings, artful decor, and minimalist yet warm finishes. A sleek gas fireplace serves as a centerpiece in the living area, adding both warmth and an inviting ambiance, especially on cooler evenings. The living room and main floor office have access to the oversized deck. Here, you can enjoy morning coffee or evening cocktails while surrounded by the peaceful views of the forest and pond. The gourmet kitchen is a chef's dream, outfitted with sleek quartz, upgraded stainless steel appliances, custom cabinetry, trending hardware, a huge walk in pantry, a massive quartz island with bar seating and additional cabinetry for perfect for hosting family and friends. The adjacent dining area is an intimate space and features custom lighting giving it a trendy glow. Each of the three bedrooms are spacious and offer large windows that invite the beauty of the outdoors into every corner. The primary bedroom is a luxurious sanctuary, overlooking the trees, forest and pond, a generous walk-in closet, and gorgeous en-suite bathroom complete with a freestanding soaking tub, dual vanities, and a 10mm glassed in shower. The other two bedrooms are equally spacious, with ample closet space and access to well-appointed a bathroom featuring premium fixtures and finishes. A private staircase leads to a separate area of this home where you'll find the garage entrance, where you can take in breathtaking views from the landing of the forest canopy. The lower level of the townhouse includes INFLOOR HEAT and a versatile space that can be used as a home office, gym, or media room, with direct access to a secluded patio area. Additional amenities include a two-car garage, ELECTRIC CAR CHARGER, smart home technology, HRV, tankless water heater, eco-friendly features that enhance both comfort and energy efficiency, camera's, alarm, a gas line on the deck, AC, 8 foot solid core doors, a water softener and soo much more! This townhouse offers a rare combination of luxury, privacy, and a close connection to nature, making it a dream home for those who seek a sophisticated yet peaceful lifestyle amidst the beauty of the forest canopy. The City of Calgary has drained the pond behind the unit to do work - water levels will be restored once the work is done.**

Inclusions: **TV mount, electric car charger, cameras, alarm (not monitored)**
Property Listed By: **RE/MAX First**

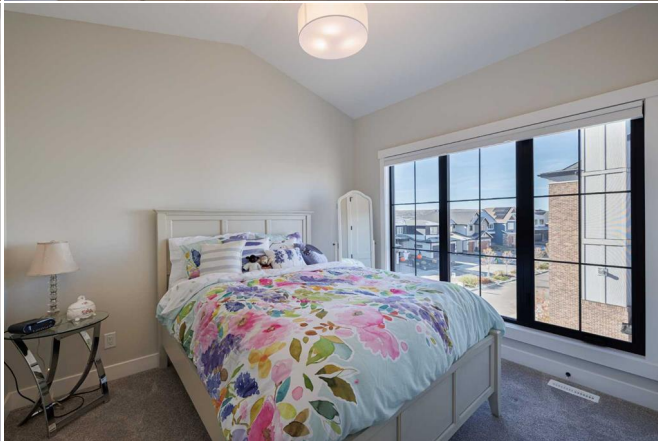
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

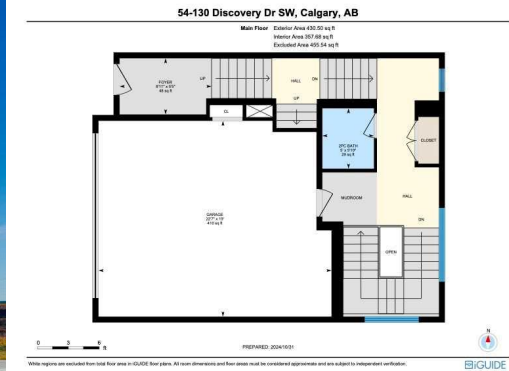
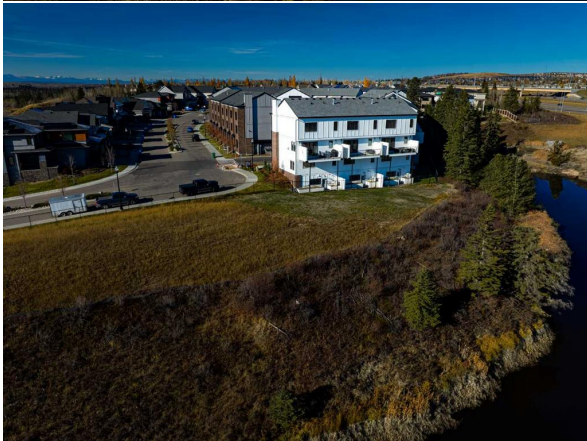












54-130 Discovery Dr SW, Calgary, AB



While figures are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



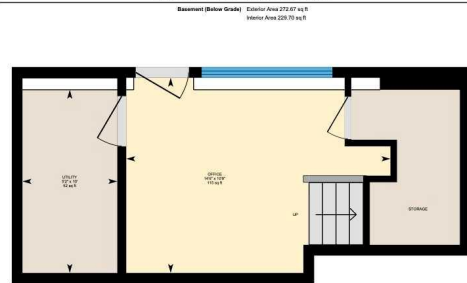
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